



GILKES CRESCENT

Dulwich Village SE21



STYLISH, MODERN TOWNHOUSE

This property was built in 2024 and is the most generous of this impressive development. With a substantial footprint, favoured layout and oak flooring, it also boasts the largest garden in the development.



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EPC

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Local Authority: London Borough of Southwark The Dulwich Estate Scheme of Management

Council Tax band: H

Tenure: Freehold

Service charge: Approximately £2,378.03 per annum, reviewed annually, next review 2027

Guide Price: £2,500,000



THE GROUND FLOOR

Located on a quiet leafy road in the heart of Dulwich Village, the property is entered via a short flight of stone steps to the raised ground floor. Once inside, the quality of the build and design is immediately apparent, with oak flooring, generous ceiling height and wide circulation spaces.

The spacious entrance hallway, complete with adjoining guest WC leads via double doors to a light and bright reception room with floor to ceiling windows and feature fireplace.

To the rear of the property is a spacious kitchen/diner/family room fitted with a contemporary Leicht kitchen, Miele appliances and air-conditioning. Crittall-style French doors open to the southerly-facing terrace garden which has been thoughtfully designed with large planters and integral automated irrigation system.







THE BASEMENT AND UPPER FLOORS

Downstairs, there is a large reception room which could be used as an additional or occasional bedroom if required. A guest shower room and handy utility room (complete with white goods and water softener) are also situated here, together with a lobby (perfect for coats and shoes) that leads to the underground car park.

The property comes with 2 designated parking spaces as well as an electric charging point.

Upstairs, there are four generous bedrooms spread over two floors. Each bedroom benefits from fitted wardrobes, a discrete air-conditioning unit and an en suite bath or shower room.

The property benefits from underfloor heating throughout.



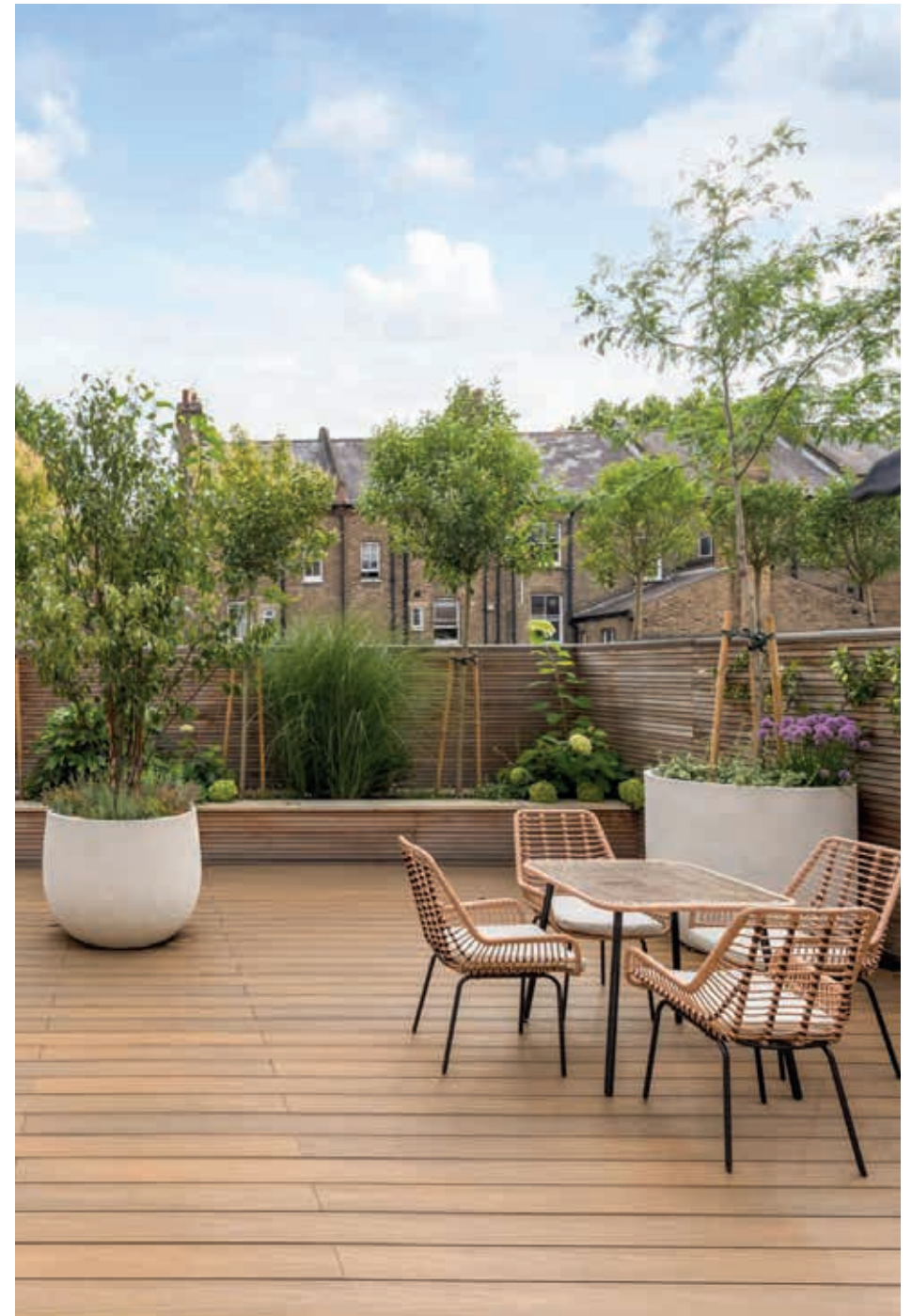
PRESTIGIOUS LOCATION

Dulwich Village is a desirable, leafy neighbourhood with a charming, village feel but is still within close proximity to Central London.

Transport links are excellent: North Dulwich Station (0.3 miles) offers trains to London Bridge and Herne Hill Station (0.9 miles) provides services to London Victoria and London Blackfriars.

World-renowned independent schools such as Alleyn's School, James Allen's Girls' School (JAGs) and Dulwich College are on the doorstep as are outstanding state school options.

All distances are approximate.









Approximate Gross Internal Area = 258.83 sq m / 2,786 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)



We would be delighted
to tell you more.

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